



SCOTTSDALE PLANNING COMMISSION
STUDY SESSION AGENDA
CITY HALL KIVA
3939 N DRINKWATER BLVD
SCOTTSDALE, ARIZONA
SEPTEMBER 24, 2003
4:00 PM

1. CALL TO ORDER
2. ADMINISTRATIVE REPORT – RANDY GRANT
3. REVIEW OF SEPTEMBER 24, 2003 AGENDA
4. REVIEW OF OCTOBER 22, 2003 TENTATIVE AGENDA
5. ADJOURNMENT



TENTATIVE AGENDA

SUBJECT TO CHANGE

SCOTTSDALE PLANNING COMMISSION

KIVA - CITY HALL

3939 N. DRINKWATER BOULEVARD

OCTOBER 22, 2003

5:00 P.M.

16-UP-2003

(Sugar Daddy's) request by Sugar Daddy's, applicant, Brian Roehrich, owner, for a conditional use permit for Live Entertainment with additional parking on a 1.26 +/- acre parcel located at 7107 E Earll Drive with General Commercial District (C-4) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Brian Roehrich, 602-315-5622.**

16-ZN-2003

(Sherwood Heights Overlay) request by Tom & Billie Young, applicant, to add an overlay zoning district to restrict the residential building height to one-story residences with a maximum height of sixteen feet as measured from the existing main slab to the highest point of the roof, not including rooftop accessories on approximately 140 acres located on the north side of Edgemont, south to Oak Street from 56th Street to 60 Street with Single Family Residential District (R1-10) zoning. Staff contact person is Monique De Los Rios-Urban, 480-312-7898. **Applicant contact person is Jane Reiff, 480-946-7790.**

18-UP-2003

(Storage Solutions) request by DCS LLC, applicant, Addus, owner, for a conditional use permit for internal storage on a 1.2 +/- acre parcel located at 6900 E Thomas Road with Central Business District (C-2) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Paul Masse, 480-788-3063.**

23-UP-2003

(Mountainside Fitness Center) request by Shea 116th LLC, applicant, Shea 116th LLC, owner, for a conditional use permit for a health studio on a 3.5 +/- acre parcel located at 10855 N 116th Street with Highway Commercial Planned Community District (C-3 PCD) zoning. Staff contact person is Kira Wauwie AICP, 480-312-7061.

5-ZN-1992#3

(Boulders Villas) request by LVA Urban Design Studio, applicant, Wyndham International, owner, for site plan approval per zoning stipulations from 5-ZN-1992 on a 18.1 +/- acre parcel located at the Northeast corner of Westland Road and Scottsdale Road with Planned Neighborhood Center, Planned Community District, Environmentally Sensitive Lands (PNC, PCD, ESL) and Central Business District, Planned Community District, Environmentally Sensitive Lands (C-2, PCD, ESL) zoning. Staff contact person is Kira Wauwie AICP, 480-312-7061.
Applicant contact person is Steven Voss, 480-994-0994.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING LOCATIONS:

Police Department, 9065 East Via Linda
City Hall, 3939 N. Drinkwater Boulevard
El Dorado Park & Recreation Center, 2311 N. Miller Road
Online at: <http://www.ScottsdaleAZ.gov/Boards/PC>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

For additional information click on the link to 'Projects in the Public Hearing Process' at:
<http://www.ScottsdaleAZ.gov/projects>
or click on the case number above to be taken directly to that project's Case Fact Sheet.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.



AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 24, 2003
5:00 P.M.

ROLL CALL

MINUTES REVIEW AND APPROVAL

1. September 10, 2003

WITHDRAWALS

2. **[2-GP-2003 \(Cattletrack Ranch\)](#)** request by Earl Curley & Lagarde PC, applicant, Diann Henderson & AMZ Homes, owners, for a General Plan Amendment from Rural Neighborhoods to Suburban Neighborhoods on a 5.5 +/- acre parcel located at the southwest corner of Cattletrack/Miller Road and Lincoln Drive. **Applicant has requested the withdrawal of the Land Use Element of this General Plan Amendment.**
3. **[3-GP-2003 \(Sheegl/Thomas Property\)](#)** request by Tornow Design Associates, applicant, Winstar Pro LLC & Judy A Thomas Trust, owners, for a General Plan Amendment from Cultural/Institutional to Employment on a 10 +/- acre parcel located west of Thompson Peak, south of McDowell Mountain Ranch Road. **Applicant has requested the withdrawal of this case.**
4. **[8-ZN-2003 \(Sheegl Property\)](#)** request by Tornow Design Associates, applicant, Winstar Pro LLC, owner, to rezone from Single Family Residential, Planned Community District, Environmentally Sensitive Lands (R1-35 PCD ESL) to Industrial Park, Planned Community District, Environmentally Sensitive Lands (I-1 PCD ESL) with amended development standards on a 5 +/- acre parcel located at 9875 & 9909 E McDowell Mountain Ranch Road (west of Thompson Peak Parkway). **Applicant has requested the withdrawal of this case.**
5. **[11-ZN-2003 \(Thomas Property\)](#)** request by Earl Curley & Lagarde PC, applicant, Judy A Thomas Trust, owners, to rezone from Single Family Residential, Planned Community District, Environmentally Sensitive Lands (R1-35 PCD ESL) to Industrial Park, Planned Community District, Environmentally Sensitive Lands (I-1 PCD ESL) on a 4 +/- acre parcel located at the southwest corner of McDowell Mountain Ranch Road and the 100th Street alignment, west of Thompson Peak Parkway. **Applicant has requested the withdrawal of this case.**

SCOTTSDALE PLANNING COMMISSION
SEPTEMBER 24, 2003
PAGE 2

CONTINUANCES

6. [2-GP-2003 \(Cattletrack Ranch\)](#) request by Earl Curley & Lagarde PC, applicant, Diann Henderson & AMZ Homes, owners, for a General Plan Amendment from Rural Character to Suburban Character on a 5.5 +/- acre parcel located at the southwest corner of Cattletrack/Miller Road and Lincoln Drive. **Application revised and continued to October 22, 2003.**
7. [12-ZN-2003 \(Cattletrack Ranch\)](#) request by Earl Curley & Lagarde PC, applicant, Diann Henderson & AMZ Homes, owners, to rezone from Single Family Residential District (R1-43 & R1-35) to Single Family Residential District, Planned Residential District (R1-18 PRD) with amended development standards on a 5.5 +/- acre parcel located at the Southwest corner of Cattletrack/Miller Road and Lincoln Drive. [Staff contact person is Tim Curtis](#), 480-312-4210. **Continued to October 22, 2003.**

EXPEDITED AGENDA

8. [22-UP-2003 \(Desert Mountain Cactus\)](#) request by VoiceStream, applicant, Desert Mountain Properties, owner, for a conditional use permit for an alternative concealment wireless communication facility (30 ft tall stealth saguaro cactus) & related equipment cabinets on a 26 +/- acre parcel located at 39730 N Cave Creek Road with Open Space Environmentally Sensitive Lands District (O-S ESL) zoning. [Staff contact person is Tim Curtis](#), 480-312-4210. **Applicant contact person is Harry Bekkela, 602-643-3000.**

WRITTEN COMMUNICATION

ADJOURNMENT

David Gulino, Chairman
Eric Hess
Tony Nelssen
James Heitel

Steve Steinberg, Vice Chairman
David Barnett
Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at:
<http://www.ScottsdaleAZ.gov/projects>.



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Planning Commission Report



MEETING DATE: SEPTEMBER 24, 2003

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

**REQUEST FOR
WITHDRAWAL**

Cattletrack Ranch

Request for a General Plan Amendment from Rural Neighborhoods to Suburban Neighborhoods on a 5.5 +/- acre parcel located at the southwest corner of Cattletrack/Miller Road and Lincoln Drive.

2-GP-2003

**REASON FOR
WITHDRAWAL**

The proposal has been revised and a General Plan Land Use Element Amendment from Rural Neighborhoods to Suburban Neighborhoods is no longer required.

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Randy Grant
Chief Planning Officer

Planning Commission Report



MEETING DATE: SEPTEMBER 24, 2003

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

REQUEST FOR WITHDRAWAL

Sheegl/Thomas Property

A General Plan Amendment from Cultural/Institutional to Employment on a 10 +/- acre parcel located west of Thompson Peak, south of McDowell Mountain Ranch Road

3-GP-2003

Sheegl Property

To rezone from Single Family Residential, Planned Community District, Environmentally Sensitive Lands (R1-35 PCD ESL) to Industrial Park, Planned Community District, Environmentally Sensitive Lands (I-1 PCD ESL) with amended development standards on a 5 +/- acre parcel located at 9875 & 9909 E McDowell Mountain Ranch Road (west of Thompson Peak Parkway)

8-ZN-2003

Thomas Property

To rezone from Single Family Residential, Planned Community District, Environmentally Sensitive Lands (R1-35 PCD ESL) to Industrial Park, Planned Community District, Environmentally Sensitive Lands (I-1 PCD ESL) on a 4 +/- acre parcel located at the southwest corner of McDowell Mountain Ranch Road and the 100th Street alignment, west of Thompson Peak Parkway

11-ZN-2003

REASON FOR WITHDRAWAL

The applicants have decided not to pursue the General Plan Amendment and the Rezoning.

STAFF CONTACT(S)

Al Ward

Senior Planner

Phone: 480-312-7067

E-mail: award@ScottsdaleAZ.gov

APPROVED BY

Randy Grant
Chief Planning Officer

Planning Commission Report



MEETING DATE: SEPTEMBER 24, 2003

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

REQUEST**Cattletrack Ranch**

Request to amend the General Plan Character Element from Rural Character to Suburban Character on a 5.5 +/- acre parcel located at the southwest corner of Cattletrack/Miller Road and Lincoln Drive.

2-GP-2003

Cattletrack Ranch

Request to rezone from Single Family Residential District (R1-43 & R1-35) to Single Family Residential District, Planned Residential District (R1-18 PRD) with amended development standards on a 5.5 +/- acre parcel located at the Southwest corner of Cattletrack/Miller Road and Lincoln Drive.

12-ZN-2003

CONTINUANCE DATE

October 22, 2003

**REASON FOR
CONTINUANCE**

The proposal has been revised and the General Plan Land Use Element Amendment from Rural Neighborhoods to Suburban Neighborhoods that had previously been included with this case has been withdrawn. Because of the revised proposal, these cases need more time for the required notification process and citizen outreach.

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Randy Grant
Chief Planning Officer